

195277-DMP

When Recorded, Return To:  
D.R. Horton, Inc.  
12351 S. Gateway Park Place #D100  
Draper, UT 84020  
Attn: Jonathan S. Thornley

ENT 91130:2024 PG 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024 Dec 26 01:48 PM FEE 208.00 BY KR  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED

Tax Id No.: 54-454-0109, 54-454-0110, 54-454-0111, 54-454-0117, 54-454-1040 through 54-454-1049,  
54-454-1055 through 54-454-1074, 54-454-1081 through 54-454-1092, 54-454-1111 through  
54-454-1122, 54-458-0147 through 54-458-0172 and 54-458-0180 through 54-458-0189

## **SPECIAL WARRANTY DEED**

GRNOBL Viridian Farm, LLC, a Utah limited liability company, Grantor, whose address is 1148 W. Legacy Crossing Blvd., Suite 320, Centerville, Utah 84014, hereby conveys and warrants only against all claiming by, through or under it, and acts of itself to D.R. HORTON, INC., a Delaware corporation, Grantee, whose address is 12351 S. Gateway Park Place, #D100, Draper, UT 84020, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following real property (the "Property") located in Utah County, State of Utah, and more particularly describe as follows:

See Exhibit A attached hereto and by this reference made a part hereof.

Together with all structures, covenants, rights-of-way, easements, tenements, hereditaments, and other rights, if any on or appurtenant to the property.

SUBJECT TO the lien for general taxes and assessments not yet due and payable, all easements, claims of easements, building locations, rights-of-way, zoning regulations, matters which would be disclosed by a proper survey, and other interests, restrictions or conditions appearing of record or enforceable at law or in equity.

RESERVING UNTO Grantor all right, title and interest in and to appurtenant water rights.

*[Signature and Acknowledgement Follows]*

Dated this 23<sup>rd</sup> day of December, 2024.

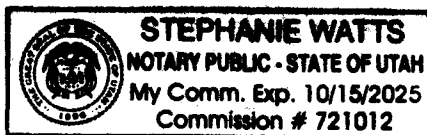
GRNOBL Viridian Farm, LLC,  
a Utah limited liability company


By:   
AJ Green  
Manager

STATE OF UTAH            )  
                                     §  
COUNTY OF SALT LAKE    )

On this 23<sup>rd</sup> day of December, in the year 2024, personally appeared before me AJ Green, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me affirmed, did say that he is the Manager of GRNOBL Viridian Farm, LLC, a Utah limited liability company, and that said document was signed by him in behalf of said limited liability company by Authority of its Operating Agreement, and said AJ Green acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.



  
NOTARY PUBLIC

**Exhibit A**

Real Property Located in Utah County, State of Utah, described as:

PARCEL 1:

LOTS 109, 110, 111, 117, 1040 THROUGH 1049, INCLUSIVE, 1055 THROUGH 1074, INCLUSIVE, 1081 THROUGH 1092, INCLUSIVE AND 1111 THROUGH 1122, INCLUSIVE, VIRIDIAN PLAT 1A, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE SEPTEMBER 13, 2024 AS ENTRY NO. 62624:2024.

PARCEL 2:

LOTS 147 THROUGH 172, INCLUSIVE, AND 180 THROUGH 189, INCLUSIVE, VIRIDIAN PLAT 2A, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE DECEMBER 19, 2024 AS ENTRY NO. 89768:2024.